

ITEM 2
6:09 p.m.

CASE:	10969A-J-15
APPLICANT:	City of Bloomington
LOCATION:	South Loop District
REQUEST:	Rezone 84 parcels in the South Loop District as recommended in the South Loop District Plan

SPEAKING FROM THE PUBLIC:

Phillip Rondo, Bloomington Ramada
Matthew Holden, 8161 3rd Avenue South, #706

PUBLIC HEARING DISCUSSION:

Schmidt presented the location of the South Loop District. He provided a brief history of past South Loop milestones including adoption of the South Loop District Plan in 2012, Land Use Amendments in 2013 and adoption of new zoning districts in 2006 and 2014. The Innovation and Technology (IT) zoning district is scheduled for adoption in 2016. The proposed Phase I rezoning impacts 84 parcels. Schmidt stated the reasons for the rezoning include: alignment of land use guide designations and zoning, application of new zoning districts and alignment of zoning with existing use. Schmidt stated the City will defer the IT Zoning district rezonings until 2016. He showed a map identifying the various rezonings which includes C-4, Freeway Office; LX, Lindau Mixed-Use; HX-R, Mixed-Use Residential; and SC, Conservation.

Schmidt highlighted some of the key impacts of rezonings: the HX-R Zoning District will require residential at 30 dwelling units per acre and the C-4 and HX-R Zoning Districts will limit accessory uses to 25% of total floor area. In addition, the rezoning will modify development standards including reduced setbacks in the HX-R, LX and C-4 rezoning areas. It will also establish minimum and maximum floor area ratios (FAR). Finally, the rezoning will apply higher design standards which include parking placement in the HX-R and LX Zoning Districts and building design and architectural unity in all proposed rezoning areas.

While no use nonconformities have been identified, there will be other types of nonconformities. Existing structures may not meet the design standards; however, the structure would not need to conform to code unless completely removed or relocated. Also, there may be issues with lot characteristics but conformance would require during a replat. Lastly, there may be issues with site characteristics which would be triggered by redevelopment or expansion of floor area to 25% or greater.

Schmidt noted there was an informational meeting on October 21, 2015. City staff sent newspaper notices, E-subscribe notices, participated in individual meetings and received phone calls regarding the rezoning. The majority of correspondence included comments and concerns over the maximum height standards. Schmidt indicated the maximum height is not changing with this rezoning as height in this area is regulated by airport factors. Schmidt said the rezoning is scheduled to go forward to City Council on December 7th 2015. The IT Zoning District is anticipated to be finished in 2016 and the remaining South Loop parcels are anticipated to be rezoned in the second half of 2016. Schmidt suggested the Planning Commission make a single motion if there is unanimous approval of all 84 parcels. He suggested an individual rezoning be singled out in the motions if there is not unanimous approval.

Goodrum asked about the reasoning of the C-4 Zoning District and was unsure why a residential neighborhood (Long Meadow Circle) is proposed to be zoned Freeway Office.

Schmidt said the proposed C-4 Zoning District aligns with the existing Commercial Office (CO-1) and Commercial Service (CS-1) zoning.

Markegard said the site labeled A on the map (Long Meadow Circle) used to be single family homes and was acquired by the Metropolitan Airports Commission. The land is now vacant and could be redeveloped in the future. He said the area is within an airport safety zone that does not allow residential uses.

Phillip Rondo, Bloomington Ramada, asked the Planning Commission to reconsider the proposed C-4 rezoning for their Ramada site (2201 E. 78th St). He understood the changes and feels they fit in with the intent of their design standards. But the C-4 Zoning District restricts potential retail and recreation use as opposed to the CX-2 Zoning District which is directly adjacent to Ramada. He is concerned that some land north of American Blvd. is zoned CX-2 like the rest of the Mall of America but their land is not proposed to have that zoning.

Markegard said American Blvd was relocated several years ago to swing south and connect with American Blvd. on the other side of 24th Ave. The Mall of America Phase II site (former Met Center site) is a Planned Development that is all under the same zoning and used to be continuous before American Blvd was relocated.

Markegard said staff has been discussing with the owners the potential for retail on this site as part of a mixed use project. Staff's recommendation would depend on the specifics of the proposal. Rezoning the site to the proposed C-4 Zoning District takes an incremental step toward increasing minimum floor area. However, discussions can continue regarding the landowners mixed use plans for the property. Rezoning to C-4 today does not preclude rezoning to another district down the road if a proposal comes forward that makes sense.

Rondo said he is asking staff to save a step to potentially rezone right now. The C-4 Zoning District could potentially decrease the property value. CX-2 opens up more potential for end users. He stated that retail and entertainment users have the ability to pay more per square foot.

Matt Holden, resident of Reflections Condominiums, agreed with the proposed rezoning. Although, he would like a reconsideration with the Long Meadow Circle parcel. He argued the site would be more appropriate as a Conservation zone rather than a 9-13 story office building. He is concerned that the zoning would allow for a large structure on the property. He applauded the City for looking at public uses farther south along Old Shakopee Road. That would create a good buffer area between the roadway and the bluffs. He would appreciate reconsideration.

Markegard noted the Long meadow Circle property is publically owned by the Metropolitan Airports Commission and it is their plan to sell for development. Height limitations are a function of the airport runway. Underneath the height path, there are mandatory height limits that have to be applied. For much of the South Loop District, 991 feet above mean sea level is the height limit, which translates to a 15-16 story building. In theory, the Long Meadow Circle site, which is subject to stricter airport height limits, could have a 10-13 story building.

The public hearing was closed via a motion.

Batterson asked if the CX-2 zone exists only for Mall of America sites.

Markegard said the CX-2 zone only applies to sites within the Planned Development for the Mall of America. The CX-2 Zoning District is the most intense zoning district and has a minimum building size of 200,000 square feet. The Ramada property owner should be aware of that high intensity requirement.

Batterson asked if it is possible to construct a building of that size on the “pork chop” site.

Markegard stated the Mall of America has recently applied for amendments to their Phase II plans which show intense combinations of retail and hotel on the “pork chop” site that will include a skyway to the Mall of America. The former Thunderbird site could develop that way with a rezoning, but would require an intense mixed use proposal.

Goodrum asked if there are any early considerations for height limits in the IT Zoning District. He is concerned about the transition from high buildings to low buildings.

Markegard said the thought was to have no height limit other than the airport height limits already in place. In theory, depending on the location, there could be potential for a 10 story building in certain areas proposed to be zoned IT.

Spiess noted is the district has a nice balance between future residential and conservation use. She applauded staff for their time and consideration with the CX-2 Zoning District and understood there is opportunity to rezone the Ramada site in the future if it makes sense to do so.

Markegard recommended the Planning Commission address the item with a single motion if there are no objections to the rezoning and each member plans to vote the same way on each rezoning. If there is an objection to a particular rezoning, he suggested calling that particular rezoning out separately for individual discussion.

Nordstrom said the single recommendation is on Page 32 of the packet.

Markegard recommended Chair Nordstrom query the group before anyone makes a combined motion.

Batterson noted that each case has its own case number.

Nordstrom said they can vote by case letter.

Spiess said she listed the letters in the motion.

Nordstrom announced the item moves to City Council on December 7, 2015.

ACTIONS OF THE COMMISSION:

M/Spiess, S/Fischer: To close the public hearing. Motion carried 5-0.

M/Spiess, S/Fischer: In case 10969A-J-15, I move to recommend the rezoning of the primary districts listed in letters A-J.
Motion carried 5-0.

APPROVED REZONING:

A) In Case 10969A-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to C-4 (Freeway Office) for 2850 and 2870 Metro Drive, 1901, 2001, 2051, 2101, 2201, 2221, 2231, 2241, 2251, and 2261 Killebrew Drive, 1918, 2008, 2020, and 2600 American Blvd E, 2115, 2201, 2351, 2615, and 2731 E 78th Street, 7851 26th Avenue S, 7800 and 7901 24th Avenue S, 7800 and 7900 International Drive, 2943, 3035, 3049 and 3053 E Old Shakopee Road and 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, and 3037

Long Meadow Circle;

B) In Case 10969B-15, move to recommend rezoning the primary district from CO-1 (Commercial Office)

to C-4 (Freeway Office) for 2901, 2950, 3001, and 3050 Metro Drive, 7800, 7801, 7850, and 7851 Metro Parkway, 2901 E 78th Street, and 3311 E Old Shakopee Road;

C) In Case 10969C-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to HX-R (High Intensity Mixed Use with Residential) for 8009, 8011, 8101, 8121, and 8131 34th Avenue S, 8101 36th Ave S, 3601 and 3701 American Blvd E, and 6 Appletree Square;

D) In Case 10969D-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to HX-R (High Intensity Mixed Use with Residential) for 3 and 4 Appletree Square;

E) In Case 10969E-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to LX (Lindau Mixed Use) for 2600 and 2700 E 82nd Street and 8001 and 8101 28th Avenue S;

F) In Case 10969F-15, move to recommend rezoning the primary district from I-1 (Industrial Park) to LX (Lindau Mixed Use) for 2401 American Blvd E;

G) In Case 10969G-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to SC (Conservation) for 2375 and 2401 E Old Shakopee Road and 2400 E 86th Street;

H) In Case 10969H-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to SC (Conservation) for 4301 American Blvd E;

I) In Case 10969I-15, move to recommend rezoning from Commercial Services Planned Development Airport Runway, CS-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 7900 28th Avenue S, 2400 and 2500 E 79th Street, and 2700 American Blvd E; and

J) In Case 10969J-15, move to recommend rezoning from Commercial Office Planned Development Airport Runway, CO-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 2800 American Blvd E.